



RECTANGULAR SURVEY DESCRIPTION

This survey system is described in more detail in Appendix A to this manual. To summarize briefly, the rectangular survey system provides for a unit of land approximately 24 miles square, bounded by a baseline running east and west, and a meridian running north and south. This 24 mile square is further divided into 6 miles squares called townships. A range is an east and west row of townships between two meridian lines six miles apart. A township is divided into 36 numbered sections, each one mile square. Farm, ranch and undeveloped land are often described by this method. An example of a 40 acre parcel described by the rectangular survey system might be: The southwest quarter of the northwest quarter of Section 36 of Township 1 North, Range 1 West, Gila and Salt River Baseline and Meridian (often abbreviated in some fashion, such as SW $\frac{1}{4}$ NW $\frac{1}{4}$, Sec 36, T1N, R1W, G&SRB& M).

METES AND BOUNDS DESCRIPTION

This is a system that identifies a property by describing the shape and boundary dimensions of a unit of land using bearing angles and distances starting from a defined point of origin. The point of origin may be referenced to the corner of some section or quarter section described by the Rectangular Survey System. For example, ".....commencing at the southwest corner of Section 10 of Township 1 North, Range 1 West" Refer to pages B.4 through B.9 of this appendix for a demonstration of the technique employed to plot a metes and bounds description. Metes and bounds legal descriptions are frequently used for to describe land which is not located in a recorded subdivision.

LOT AND BLOCK DESCRIPTION IN RECORDED SUBDIVISION

This system is commonly used in many urban communities to legally describe small units of land, because of simplicity and convenience. A map is created in which a larger unit of land is subdivided into smaller units for the purpose of sale. The map is recorded after each lot has been surveyed by a metes and bounds description. Deeds then need



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only refer to the lot, block and map book designation in order to describe the property. It is not necessary to state the survey bearings and distances or the rectangular survey description in the deed. An example of this is show on page B.2 of this appendix. The legal description of Lot 2 as shown in this example can then be simplified to Lot 2, Tract A, Arizona Sunset Subdivision, with the appropriate recording information included in the description.



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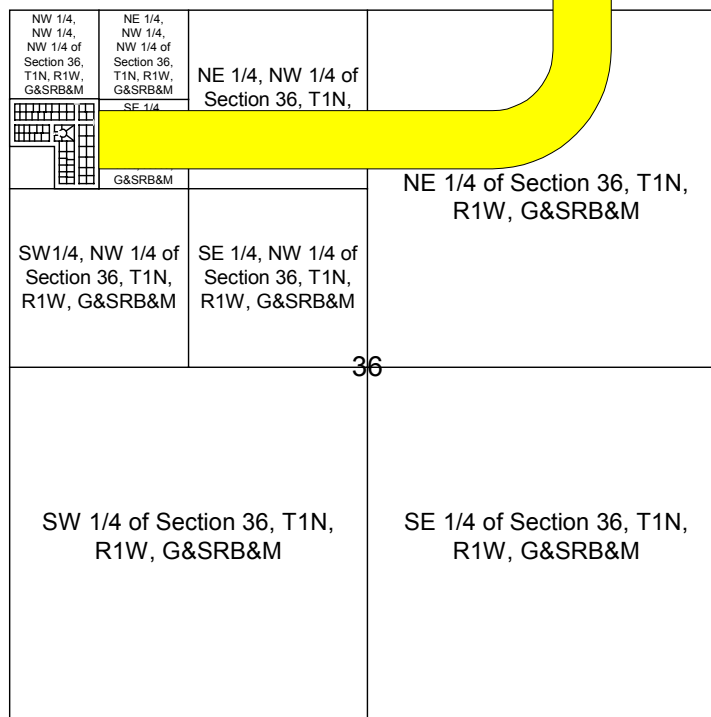
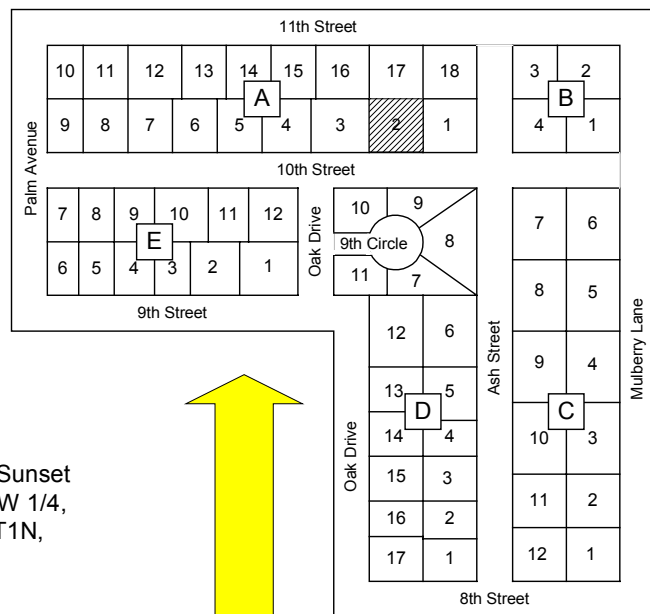
EXAMPLE 1

HYPOTHETICAL LOT AND BLOCK LEGAL DESCRIPTION ORIGINATING FROM SECTION

TRACTS A, B, C, D & E, ARIZONA
SUNSET SUBDIVISION



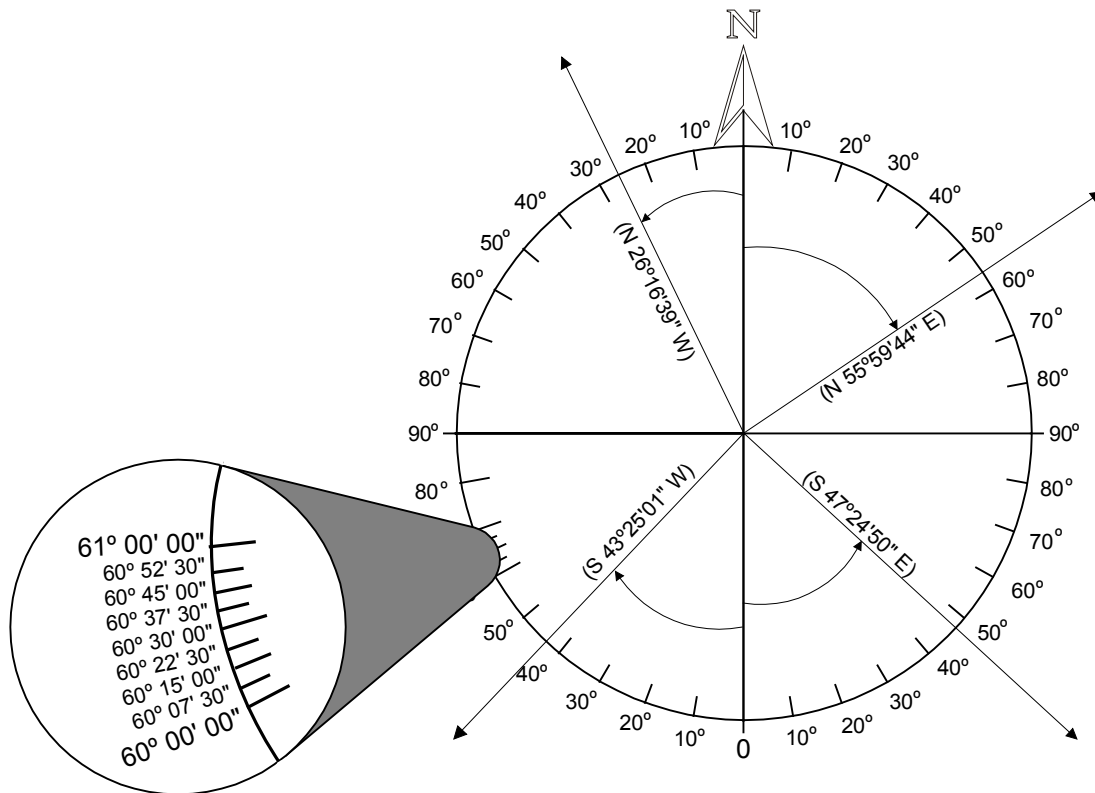
Lot 2, Tract A, Arizona Sunset
Subdivision, SW 1/4, NW 1/4,
NW 1/4 of Section 36, T1N,
R1W, G&SRB&M





EXAMPLE 2

BEARING ANGLES



Note: 1 degree(°) equals 60 minutes('),
1 minute equals 60 seconds(''),
1 degree equals 3,600 seconds.



INSTRUCTIONS FOR PLOTTING THE DESCRIPTION OF A PARCEL OF LAND

In most deeds transferring land from one owner to another there is a description of a beginning point followed by various bearings and distances (usually numbered) plotted around the boundaries of land.

Make a list of bearings and distances in the following manner:

In this example there are six lines listed thus:

1. North 33 degrees and 30 minutes East, 600 feet
2. South 56 degrees and 30 minutes East, 400 feet
3. South 63 degrees and 30 minutes West, 346.41 feet
4. South 56 degrees and 30 minutes East, 173.20 feet
5. South 33 degrees and 30 minutes West, 300 feet
6. North 56 degrees and 30 minutes West, 400 feet

1/2 degree = 30 minutes (N 33 1/2° E., 600')

Nearly all modern descriptions follow the boundaries in a clockwise direction.



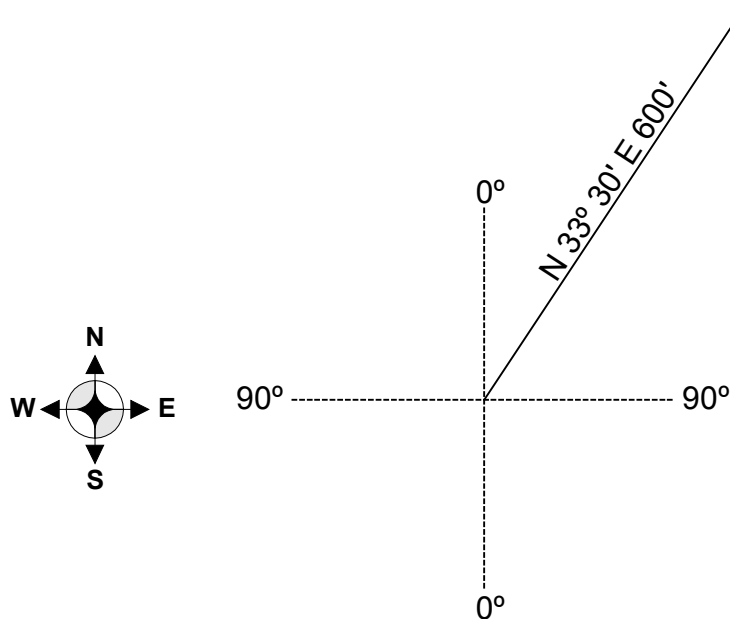
See the following page for the procedure delineating the parcel above:

Step 1

Note in the forgoing list of lines that three run in westerly direction.

Usually the last westerly line ends at the most westerly point in the description, which would be the point farthest to the left; therefore, start plotting the line immediately following, which in this example is line 1.

Draw a pair of N-S and E-W lines (and label them) near the left-hand edge of the paper and about in the middle, vertically. With a protractor plot an angle of $33\frac{1}{2}$ degrees east of north from the intersection of the north-south and east-west lines and extend this line, using a suitable scale for a distance of 600 feet.

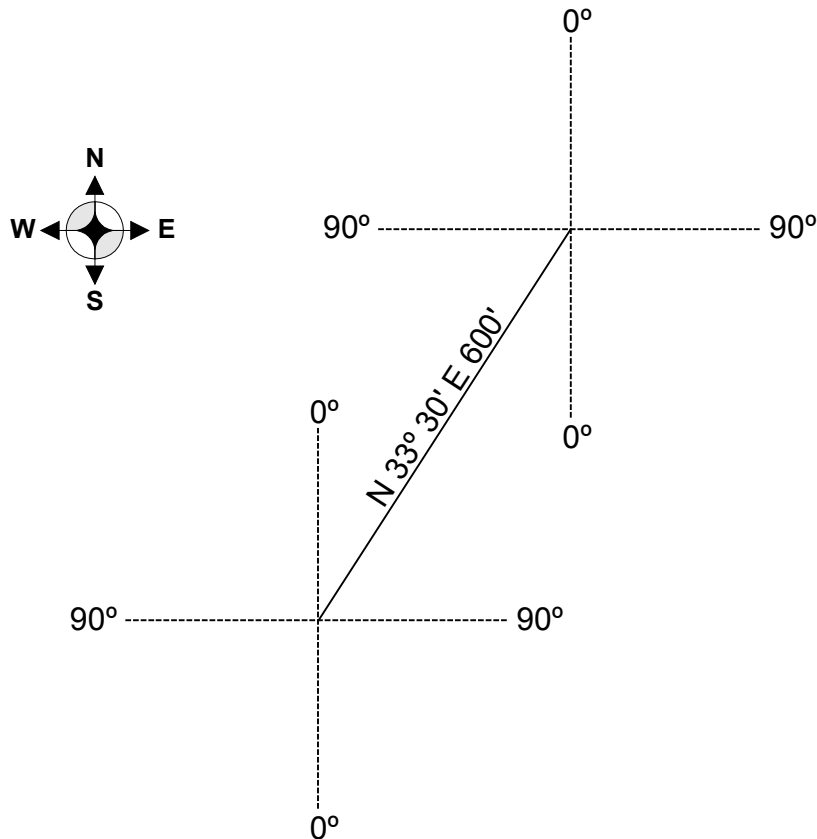


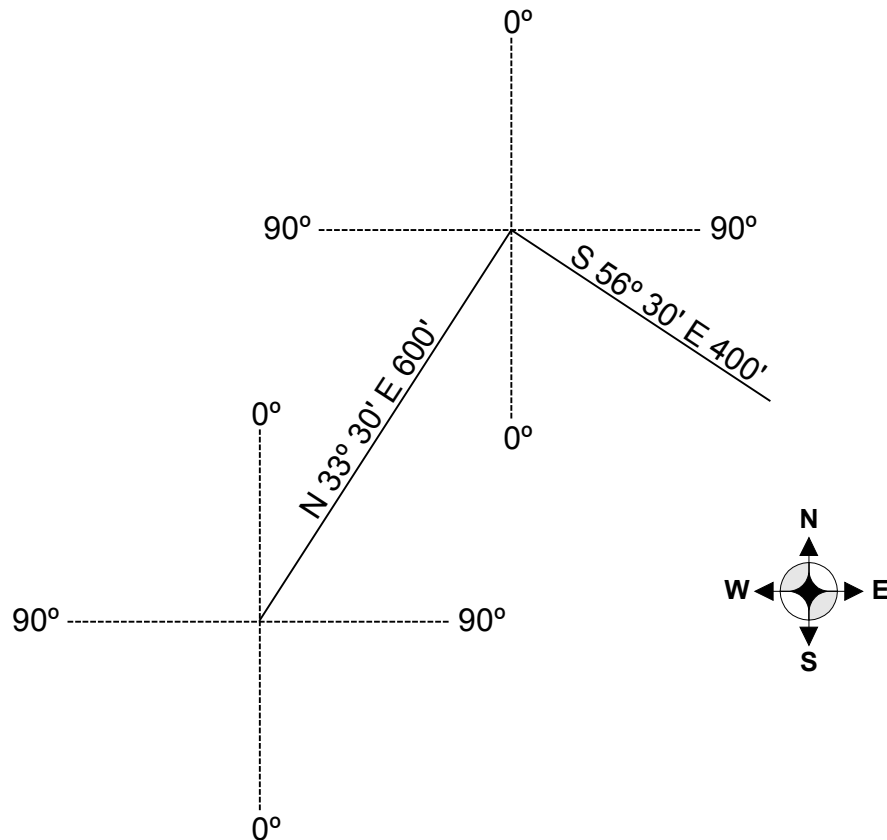
LINE 1



Step 2

Extension of the N - S and E - W directional lines will help in the locating of the next bearing. Place center point of protractor at end of line 1 so that the reverse direction of line 1 is located (S 33 degrees 30 minutes W); locate line 2 (S 56 degrees 30 minutes E), draw 400' line.





LINES 1 and 2

After drawing line 2, follow the same step wise procedure until all 6 bearings are plotted and the boundaries of the parcel are closed.

A direction of N 0 degrees through 45 degrees will be more north than east or west. This is also true for a direction of S 0 degrees through 45 degrees, which will be more south than east or west.

A direction of 45 degrees through 90 degrees will be more east on west than north, while S 45 degrees through 90 degrees will be more east on west than south.



COMPLETED PARCEL PLAT DRAWN FROM METES AND BOUNDS DESCRIPTION

